



# City of Santa Barbara California

## STAFF HEARING OFFICER

### STAFF REPORT

**REPORT DATE:** November 15, 2006  
**AGENDA DATE:** November 22, 2006  
**PROJECT ADDRESS:** 119 Skyline Circle (MST2006-00522)  
**TO:** Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
 Danny Kato, Zoning & Enforcement Supervisor *DK*  
 Roxanne Milazzo, Associate Planner *RM*

#### I. PROJECT DESCRIPTION

The 4,775 square foot lot is currently developed with a 2,100 square foot single family residence. The proposal project involves complete demolition of all structures on site and the construction of a 3-story structure consisting of a 1,800 square foot 2-story residence with a two-car garage and basement/storage area below. The discretionary applications required for the project are Modifications to permit the garage and deck above it to be located within the required twenty-five foot (25') front yard setback, and to include portions of the yard less than 20 feet in horizontal dimension in the required open yard area (SBMC§28.15.060).

Date Application Accepted: October 10, 2006    Date Action Required: January 10, 2006

#### II. SITE INFORMATION AND PROJECT STATISTICS

##### A. SITE INFORMATION

Applicant:	Shubin & Donaldson	Property Owner:	Marc Tappeiner
Parcel Number:	041-171-008	Lot Area:	5, 104 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	Residential	Topography:	10% slope
Adjacent Land Uses:			
	North – 1-Family Residence		East – 1-Family Residence
	South – 1-Family Residence		West – 1-Family Residence

**B. PROJECT STATISTICS**

	<b>Existing</b>	<b>Proposed</b>
Living Area	2,104 sf	1,800 sf
Garage	214 sf	499 sf
Accessory Space	38 sf	None

**III. LOT AREA COVERAGE**

Lot Area:	5,104 sf
Building:	1,202 sf; 24%
Hardscape:	2,170 sf; 42%
Landscape:	1,732 sf; 34%

**IV. DISCUSSION**

- This project was reviewed by the Architectural Board of Review on September 25, 2006 and given design direction including the suggestion that the garage be moved closer to the street than the required twenty-five feet (25'). Minutes reflect that the open yard is being located in the most appropriate location given the constraints associate with the geometry of the property lines.
- Although Staff discourages Modifications for development on vacant lots, there were recognized site constraints on this property. The 5,000 square foot E-1 zoned lot, with its pie-shaped configuration and slope provided the applicant with design challenges.
- The E-1 Zone requires a thirty-foot (30') front yard setback. This property qualifies for a five-foot (5') reduction of that yard due to slope constraints. The applicant is requesting a reduction to twenty-one feet (21'). Pulling the residence towards the street was recommended by the Architectural Board of Review (ABR) for purposes of layering the architecture. It is Staff's position that the request is acceptable considering the lot would be more appropriately zoned and developed to an E-3 standard which would have required a twenty-foot front yard. The second Modification request is related to open yard. The required open yard area of 1,250 is being provided on site, but includes portions of yard less than 20 feet in dimension. It is Staff's position that the project as designed provides adequate space, as intended by the ordinance, for outdoor enjoyment of ocean views and afternoon sun.

**V. RECOMMENDATION/FINDING**

Staff recommends that the staff hearing officer approve the project, making the findings that the Modifications are necessary to secure appropriate improvements on this property and that the purpose and intent of the ordinance are being met.

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Exhibits:

- A. Site Plan
- B. Applicant's letter dated October 9, 2006
- C. ABR Minutes
- D. Neighbor's E-Mail dated November 13, 2006

Contact/Case Planner: Roxanne Milazzo, Associate Planner  
([rmilazzo@SantaBarbaraCA.gov](mailto:rmilazzo@SantaBarbaraCA.gov))  
630 Garden Street, Santa Barbara, CA 93101  
Phone: (805)564-5470

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October 9, 2006

Applicant: Kim Maciorowski and Robin Donaldson  
Shubin + Donaldson Architects, Inc.  
1 N. Calle Cesar Chavez, Suite 200  
Santa Barbara, CA 93103

Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

Re: Modification Request for 119 Skyline Circle; APN: 041-171-008; MST2006-00522

Dear Staff Hearing Officer,

The proposed project is to demolish an existing 2,104 square foot two-story single-family residence, a carport and an accessory structure and construct an 1,800 square foot two-story single family residence with an 846 square foot basement and attached 499 square foot two-car garage. The proposed grading includes approximately 420 cubic yards inside the building footprint, and 120 cubic yards elsewhere on the 5,104 square foot lot.

The following modifications are requested:

1. To include portions of the yard less than 20 feet in horizontal dimension in the required open yard area. The project site is a highly constrained 5,104 square foot lot. The unique situation of the pie shaped lot on a slope requires a unique solution. The required setbacks on the site create a hardship that only allows for a 29 foot wide building to be constructed. This pinches the open yard dimension down to 10 feet at the most narrow portion of the lot in the rear, while the dimension increases to 22 feet at the widest portion of the lot in the front. The proposed design meets the intent of the code to provide livable outdoor space. Many outdoor patios and decks are proposed in the design. The rear of the lot in shadow, therefore, the most desirable location for the open yard is towards the front of the lot to benefit the afternoon sun, views of the ocean, and extending livable space towards the streetfront. The desire is to push the open yard to the widest portion of the lot where this 20 foot horizontal dimension can be best achieved in the front yard setback. When viewing the neighborhood from the aerial photograph it is apparent that this strategy is consistent with the neighborhood context where open yards are pushed towards the front of the lots.

This design was presented to the Architectural Board of Review on September 25<sup>th</sup>, 2006. The following comment regarding this modification was given: "The proposed open yard space is located in the most appropriate location given the constrained site due to the geometry of the property lines, the 20 foot minimum can not be met."

2. The second modification request is to allow the garage to encroach into the 25 foot front yard setback. The proposed design locates the garage on an angle to the radius front lot line. It would be 21'-0" at the closest point to 23'-0" at the farthest point from the front lot line. The size of the lot is more consistent with an E-3 lot where the front yard setback is 20'-0". The majority of the houses on Skyline Circle have non-compliant garages due to the given constraints of the unique circular configuration. Many of the neighboring houses

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**EXHIBIT B**



SHUBIN + DONALDSON ARCHITECTS INC.

have garages pushed to the front of the lot with the doors opening right on to the street or they accommodate a single car with non conforming driveways.

To respond to the neighborhood context, it was the ABR's opinion that it is best to push the garage even closer to the front lot line than proposed. "The Board is supportive of moving the front site wall closer to the street in an effort to help layer the wall and architecture of the house as viewed from the street. Study the possibility of leaving the garage door recessed from that wall, as viewed from the street."

If the garage was pushed closer to the front lot line, than a larger first floor patio could be accommodated. The neighbors commented that they like the generous front porch of the existing house and they would like the house to respond to the pedestrian friendly neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim Maciorowski', written in a cursive style.

Kim Maciorowski, Project Captain  
Shubin + Donaldson Architects, Inc.

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ABR MINUTES 119 SKYLINE CIRCLE – SEPTEMBER 25, 2006

Present: Robin Donaldson, Architect; Kim Maciorowski, Associate; Mark Tappeiner, Owner.

Public comment opened at 7:51 p.m.

Peter neighbor opposed to the size of the proposal, not in keeping with the dense neighborhood.

Robert Potter, resident, opposed to the project in its present form, the style is out of character with the neighborhood.

Alex Pujo, neighbor, the architecture is not compatible with the neighborhood and poses privacy issues.

Public comment closed at 8:01 p.m.

Motion: Continued indefinitely to the Full Board with the following comments:

- 1) The majority of the Board finds the architecture to be very appealing; however, the presentation needs to knit the architecture into the context of the neighborhood.
  - 2) Provide contextual drawings showing the relationship of the proposed residence to the neighbors on the three surrounding sides, including site sections.
  - 3) Carefully consider privacy impacts to neighbors, especially from the second level and multi-deck orientations.
  - 4) The Board finds that the contemporary nature of architecture is well articulated and that the natural materials enhance and help soften the contemporary form.
  - 5) The Board is supportive of moving the front site wall closer to the street in an effort to help layer the wall and architecture of the house away from street.
  - 6) Some Board members are concerned that the second story double cantilever is excessive and looms over the neighborhood.
  - 7) The Board is concerned that the rear most second level deck creates privacy issues for neighbors.
  - 8) The proposed open yard space is located in the most appropriate location given the constrained site due to the geometry of the property lines, the 20 foot minimum can not be met.
  - 9) Some Board members are concerned with the lack of street friendliness of the proposed pedestrian entrance. Restudy the entry gate and wall combination.
  - 10) As to the future landscaping: a) depict privacy hedges or walls on the plans, especially adjacent to the neighbors; b) Provide significant canopy trees in the elevated front patio area to mitigate the second story cantilever.
  - 11) Consider an alternate open style deck rail as opposed to the glazed railing due to glare considerations.
- Action:Wienke/LeCron, 6/1/0. Mudge opposed. Sherry absent.



## Milazzo, Roxanne

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**From:** Robert Potter [potter@dramadance.ucsb.edu]  
**Sent:** Monday, November 13, 2006 10:35 PM  
**To:** Milazzo, Roxanne  
**Cc:** alex@pujo.net  
**Subject:** 119 Skyline Circle

Dear Roxanne Milazzo;

I am the owner of the house at 111 Skyline Circle, the immediately neighboring residence to 119 Skyline Circle; I reviewed the initial plans, submitted a statement of concern and made comments at the Architectural Review Board hearing on this development project. Recently I met with the owner and architect to review their revised plans. My position is that the revised plans represent an improvement in the project, but that careful and continuing scrutiny is needed to assure that these and subsequent plans, including provisions for second-floor balconies and landscaping, are responsive to the privacy issues previously raised.

With respect to the hearing before the Staff Hearing Officer scheduled for November 22, 2006, I have no objection to the request for a Modification to permit the garage and deck to be located within the required front yard setback. Please make certain that I am placed on the mailing list for future agendas for this item.

With Thanks,

Robert Potter  
111 Skyline Circle  
Santa Barbara, CA 93109

